

ESTIMATES OF HOUSEHOLDS BY INCOME FOR COLORADO AND ITS REGIONS August 22, 2002

Documentation:

Overview

The estimates were developed in order to give a more complete picture of Colorado households' ability to meet housing needs. The estimates cover the number of households by current income class for four household types (more than one adult with children, more than one adult with no children, one adult with children and one adult with no children) by four age groups (householder age 18-24, 25-44, 45-64, or 65 and over) for each of Colorado's 14 Planning and Management Regions and the State as a whole. Estimates are also divided by tenure with a similar data set for both homeowners and renters. The estimates cover the years 1990, 1995 and 1999 through 2002.

The estimates update the 1990 Census data based on more recent statistics and forecasts. Reliable estimates of household distribution by income are available for 1989 from the 1990 Census. Subsequent changes in income distribution can be explained by changes in household type, e.g. more aged or single parent households, and changes in income due to inflation and real income growth. Income growth affects different groups of households in different ways that in turn affect the distribution of income by household. First the number of households of each age, and type was estimated for each year for all 14 regions. Then income growth was calculated, which in turn moved some of the households into different income classes. Finally, the results were compared to available data from the 2000 Census and adjusted to the Census results.

Definitions

Income is that reported on the 1990 Census, which covers income received in 1989. Future years' income figures represent updates of the income estimated by the Census. The Census income concept includes wages, self-employment income, interest, dividends, net rental income, social security income, public assistance income such as AFDC or SSI and retirement income. Capital gains or proceeds for sales of property are not included as income.

Households are groups of one or more persons occupying a housing unit. A household may be a single family, one person living alone, or two or more families or unrelated persons living together. Persons not in households are in group quarters, which include prisons, school dormitories, nursing homes or military barracks. No estimates of group-quarters income were prepared for this report.

Household Estimates and Projections

The Demography section of the Colorado Division of Local Government prepared estimates of households by type for the years 1990 through 2003. (The term estimates refers to historical data and projections to data for future years. As the numbers presented here cover both past and future the term estimates will be used to refer to both.) Estimates were prepared for each of the state's 14 planning and management regions. The household estimates were based on the population estimates prepared by the Demography section. They cover population by age for each year for all the 14 regions. The section's estimates begin with the 1990 Census, with estimates through 2000 based on information on income tax filings, school enrollments and other indicators. Projections beyond 2000 were developed using projected fertility and mortality rates and forecasts of migration based on job growth and other factors.

The estimates of households were prepared in two stages. First, household population was computed as the difference between total population and group quarters population. Then the number of households was derived by applying rates or proportions of householders (heads of households) for each household type to the total household population in each age-gender group. The household estimates were adjusted to make them consistent with currently available 2000 Census estimates of households by region and type of household.

The result of the above-described process was a set of estimates of the number of households by type and age group for each region. Within each age/type "cell" Census data provided the distribution of households by income class for 1989. This initial set of estimates covered the number of households in each age/type/income cell. This initial estimate did not adjust for income change after 1989.

Average Income estimates and projections

The next step was computing the change between 1989 and 2003 in average income within each of the age/type/income cells. Average income from each income source was calculated using a base year (1989) profile of income by income type for each household type and income class. The 1989 profile was that reported in the 1990 Census, which reflects 1990 numbers of households and 1989 income. Calculations were done at both the state and regional level, with regional totals then adjusted to state totals.

Average income estimates were updated based on income estimates prepared for each county by the US Department of Commerce, Bureau of Economic Analysis (BEA). The BEA figures were available through 2000. These figures differ somewhat in concept from those reported in the Census. For example, BEA rental income includes rent imputed to homeowners. The Census income categories and the corresponding BEA income categories used to update average household income are shown in Table 1 below.

Annual changes in average income were calculated for each income type, within each region, for each age/household type/income class cell. The annual change in average household income was computed based on the changes in per-household income in each income category for that region. An attempt was made to account for commuting. Household income is based on place of residence while BEA earnings are based on place of work. In regions with sizable commuting in or out, for example Region 5 containing Elbert County where many residents hold jobs in Region 3, this distorts household income estimates. To account for the residence adjustment was added to non-farm wage and salary income to adjust for commuting. The per-household change in BEA income for each income type was then applied to the average income of that type in each cell.

For example households with more than one adult with children between 18 and 25 in Region 3 earning between \$30-35,000 earned an average of \$32,345 in 1989. In 1990 average wages and salaries increased 6.6 percent from \$30,517 to \$32,536. (These figures were calculated based on BEA wage and salary earnings and the estimates of the number of households described above.) At the same time non-farm self-employment income increased 4.2 percent, farm self-employment income increased 5.6 percent, interest income increased 5.2 percent, retirement income increase 7.4 percent and other income increased 6.9 percent. The sum of these parts added up to \$34,870 for 1990 average income for this group. This process was followed for all income groups and household types in each region and for each year for which estimates were prepared..

Estimates for years after 2000 were prepared using a similar method based on forecasts of growth in personal income by region prepared by CBEF. The CBEF forecasts were not available at the same level of detail as the BEA figures, so somewhat different income elements were used in these projections. The elements used are shown in Table 1. In Table 1, the column "Census Income Category" refers to the way the income is described in the Census. The column "Estimate 90-2000" shows the BEA Personal Income category used to project average income through 2000. The column "Projection 2001-2003" shows the income category used in the projection for these years. Again the increases in personal income per household were applied to each income class and household type.

Table 1
Income Categories Used in Projections

Census Income Category	Estimate 90-2000	Projection 2001-03
Wages and Salary	Wages & Salary + Residence Adjustment	Nonfarm Earnings + Residency Adjustment
Nonfarm Self Employment Income	Nonfarm Proprietors Income	Nonfarm Earnings
Farm Self Employment Income	Farm Proprietors Income	Farm Earnings
Interest, Dividends and Rent	Property Income	Property Income
Social Security	OASDI	Transfer Payments
Public Assistance	Public Assistance	Transfer Payments
Retirement Income	Other Retirement	Transfer Payments
Other Income	Total Personal Income	Total Personal Income

For all years, the same methodology was applied to arrive at statewide income figures. The regional estimates were then forced to state totals.

Calculation of households by income class

As described earlier, average household income and the number of households in each income class was projected through 2003. The initial projections were based on 1989 income levels. For example, the 1995 estimate of number of households and average income in the \$20,000 to \$25,000 class, was based on 1989 incomes in that group. In order to analyze 1995 income distributions it was necessary to estimate the number of households in the \$20,000 to \$25,000 class based on 1995 incomes. Some or all of the households in the \$20,000 to \$25,000 class based on 1989 income levels will be in higher income classes based on 1995 income.

The first step in estimating the distributions of households expressed in current dollars was to re-estimate the 1989 income classes in current income terms. In other words, the \$20,000 to \$25,000 class on a 1989 base would correspond to \$24,000 to \$29,500 on 1995 base with the later numbers based on average income growth between 1989 and 1995. The new income ranges were calculated based on growth in mean incomes in affected income class. For example, the \$20,000 to \$25,000 income class boundaries were calculated to grow at the growth rate of mean incomes in the \$20,000 to \$25,000 class.

Then it was necessary to estimate the number of households in the new income classes. For this calculation it was assumed that households within the income classes were evenly distributed by income. In the example described above, the households in the \$20-25,000 class (\$89) were, in 1995, distributed evenly between \$24,000 and \$29,500. The proportion of households in the \$20,000 to \$25,000 class would then be \$25,000 minus \$24,000 (the part of the income range in that class) divided by \$29,500-\$24,000 (the size

of the entire income range). The rest of the households would shift into the \$25-30,000 class. This calculation for the example is summarized in the Table 2 below.

Table 2
Sample Calculation of Households by Income Class

Income Class Based on	From	\$20,000
89 Income	To	\$25,000
# of Housheolds in 89		
Income Class Based on	From	\$24,000
95 Income	To	\$29,500
# of Households in 95		
3,800		
Calculation of HH by Income Class in 95		
Income Class		
\$20-\$25,000	$3,800 * (\$25,000 - \$24,000) / (\$29,500 - \$24,000)$	= 691
\$25-\$30,000	$3,800 * (\$29,500 - \$25,000) / (\$29,500 - \$24,000)$	= 3,109

The process described was applied to all income/household type cells for all years and for all regions. State totals were then computed as the sums of regions.

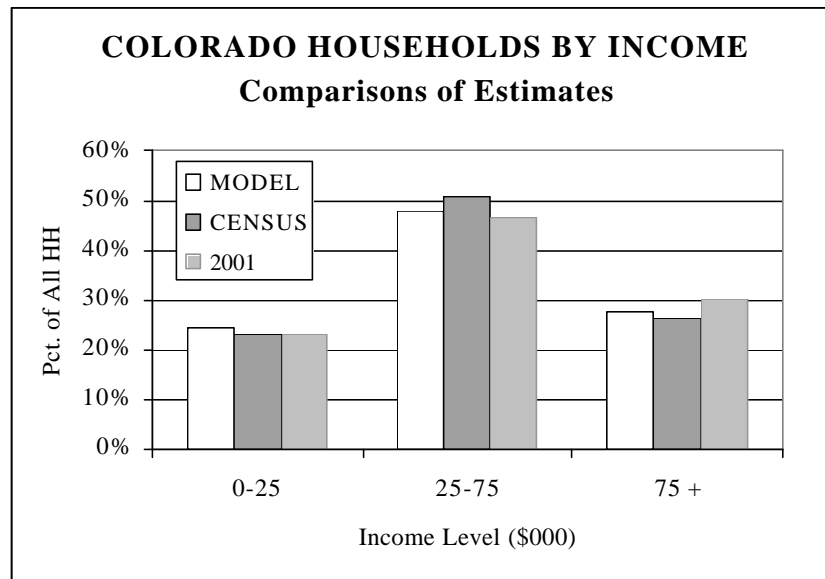
Estimates by Tenure

The estimates of all households by income class described above were distributed by tenure based on the share of homeowners in each age/household type/income class cell for each region. The estimated share of homeowners in each cell was initially assumed to remain unchanged from that reported in the 1990 Census. Then each cell's home ownership rate was adjusted to conform to its region's overall home ownership rate. The regional rates were calculated based on the 1990 Census and the 2000 Census with intervening years interpolated between the two years' figures. After 2000 home ownership rates for each cell were projected based on trends in the 1990-2000 period.

Comparisons with 2000 Census Data

The estimates prepared using the process described above were compared with information available from the 2000 Census. At the time the estimates were prepared the available Census information consisted of estimates of all households by income for each region for the year 1999. Eventually Census data will show the number of households in each income category by type of household, age and region. The comparisons of the Census data with the model results are shown in Chart 1 below. Note that these comparisons show model results before adjustment to the Census. After adjustment, the model results exactly match the Census. The Chart also shows the estimates prepared in 2001. The model results were quite close to the Census. In general, the model results and the 2001 estimates showed more households in the upper and lower income groups than did the Census. More detailed comparisons of the model and 2001 estimates with the Census are shown in the Appendix tables.

Chart 1



Update August 2002

The methodology for these estimates was essentially the same as that used in 2001. Changes from the earlier estimate are due to the following:

- (1) Updated personal income estimates were used. These included new estimates from the US Department of Commerce covering the years through 2000 and forecasts for the state and regions by CBEF for subsequent years. The new personal income figures for 2001-2003 were significantly lower than earlier figures due to the slowdown in the Colorado economy.
- (2) The estimates were adjusted to Census estimates of 1999 households by income and region.
- (3) Earlier years' estimates were adjusted to conform more closely to Current Population Survey (CPS) estimates in the early 1990s, which estimated statewide household incomes based on a small sample. As the 2000 Census provided a better benchmark, this process was not followed.
- (4) The calculations were prepared in a more efficient software, which eliminated a few errors and permitted greater flexibility redistributing households into new income classes.

The impact of these changes was that households were, on average, in somewhat lower income categories than estimates prepared in previous years. Most of the change resulted from either slower growth after 2000 or adjustment to Census data. The changes in model category reflected, to a great extent, the new Census information. Table 3 below compares the latest estimate of 2002 state median household income with that prepared in 2001.

Table 3

<u>Difference between 2001 Median Income Estimate and Current Estimate</u>	
<u>Median Income-2002</u>	
<u>2001 Estimate</u>	\$58,833
<u>2002 Estimate</u>	\$52,711
Total Difference	-10.4%
Census Adjustment	-1.3%
Changes in Model & Pre 2000 Data	-4.4%
Changes in Post 99 growth	-4.7%

Summary of Results:

Chart 2 below shows state median household income by year. Estimated median income grew 4.7 percent annually between 1990 and 1995. It accelerated to a growth rate of 5.7 percent per year through 1999 and grew 7.5 percent in 2000. This was due to the strong economy and the effects of a very tight labor market on wages. But the Colorado economy slowed sharply beginning in early 2001. Median income is estimated to have increased 3.1 percent in 2001 and is projected to post a meager 0.1 percent gain in 2002. The state economy is expected to experience a modest recovery in 2003. Median income is forecast to increase 4.2 percent, an improvement over the previous 2 years but still below that in the 1990s. Since the income estimates were prepared, the state economic outlook has worsened. It is likely that data revisions and new forecasts of personal income may result in further reductions.

Chart 2

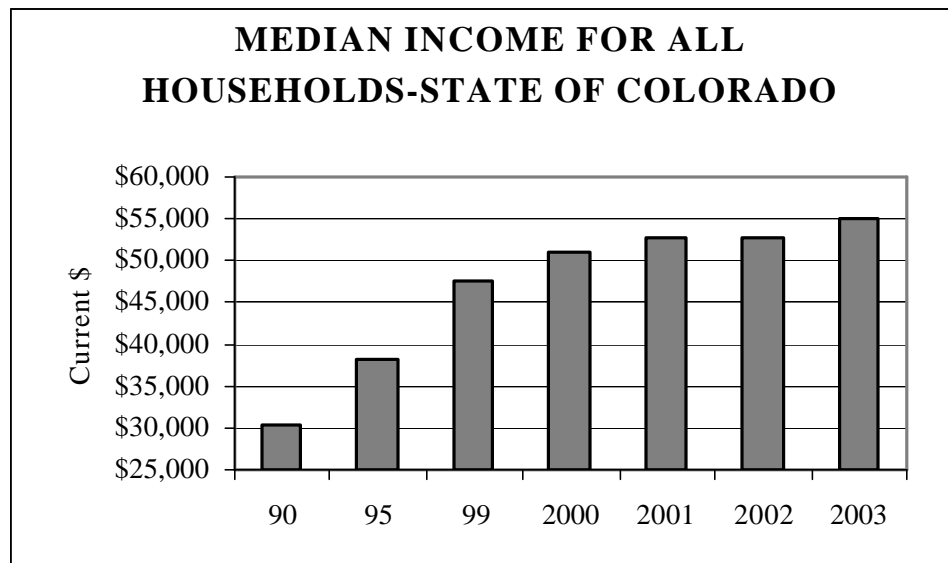


Chart 3 compares median incomes for different categories of households. Households with more than one adult, principally those headed by married couples, show much higher incomes than those with only one adult. The one adult without children households, containing large numbers of older persons as well as young persons living alone, show somewhat higher incomes than households with one adult and children. The latter category which, is largely made up of single mothers and their children, has the lowest median income of any household type.

Chart 3

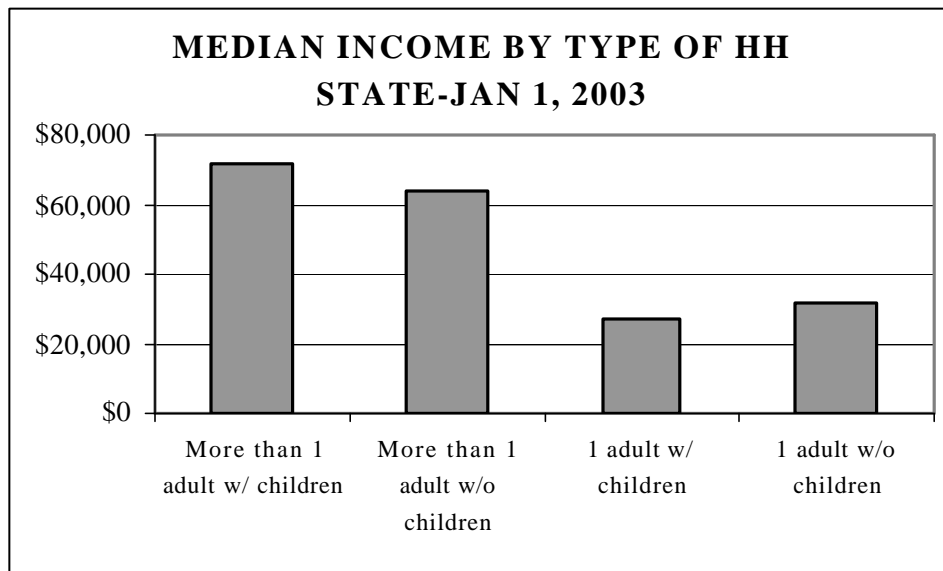


Chart 4 shows median income by age of householder. Households with the householder in prime working years (25-64) are estimated to have much higher incomes than those with persons either just entering the work force (18-24) or predominately retired (over 65).

Chart 4

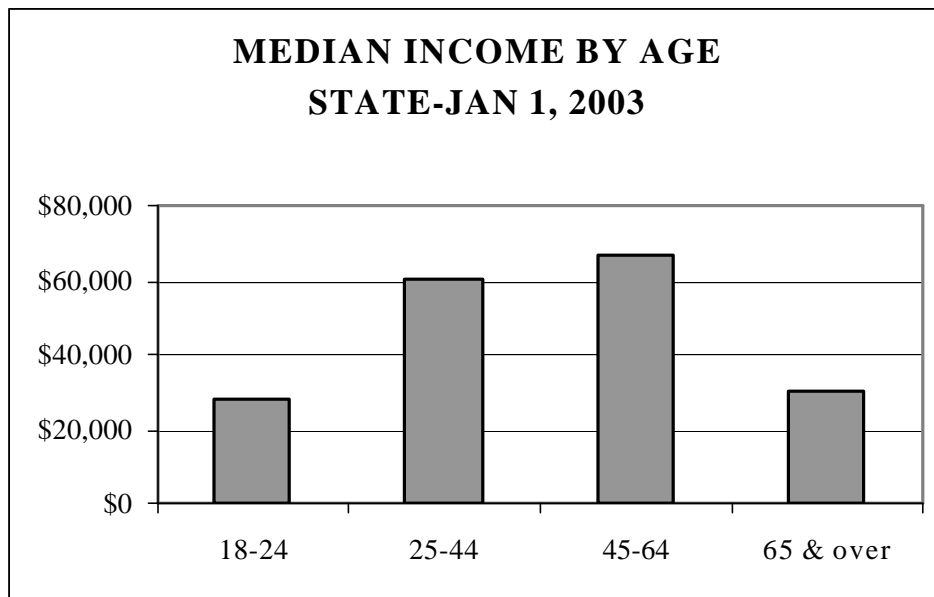


Chart 5 shows median incomes for the state's 14 planning and management regions for January 1, 2003. The regions with major metropolitan areas along the Front Range showed high incomes. Metro Denver's median income is nearly \$60,000 while that in Region 2 (Weld and Larimer counties) and Region 3 (Colorado Springs and environs) were near or

slightly above \$50,000. Region 12 (Northern Mountains), which includes most of the state's largest ski areas, also showed a high median income. Regions 6, 8 and 14 are estimated to have median incomes roughly half that in the Regions 3 or 12.

Chart 5

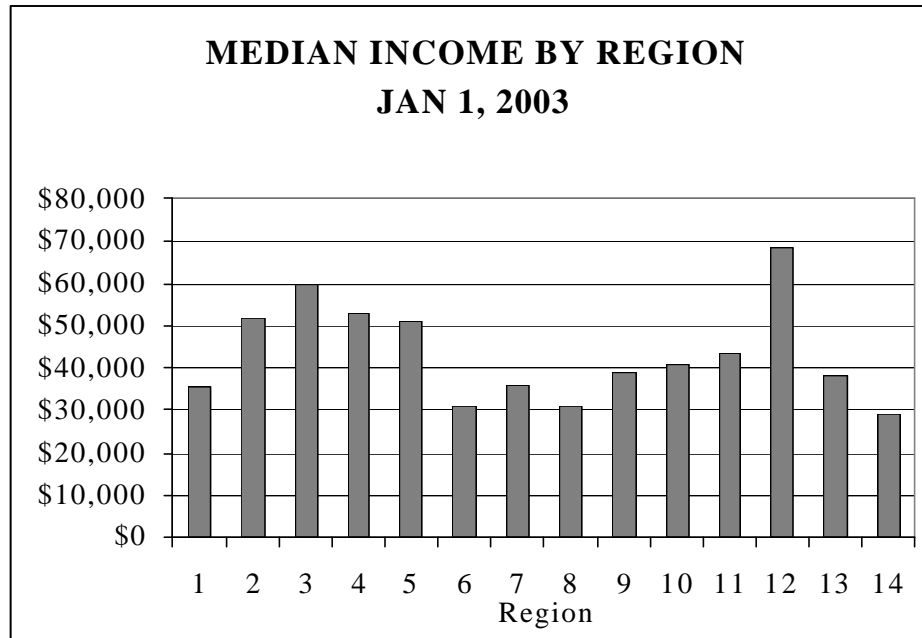
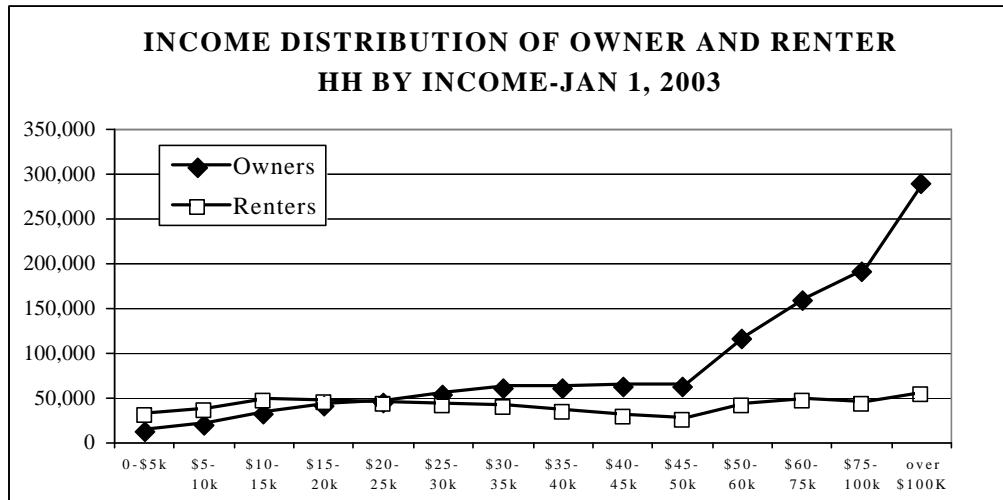


Chart 6 compares the distribution of households by income for homeowners and renters. Renters are evenly distributed through the income ranges while homeowners are concentrated at higher income levels.

Chart 6



Low Income Households:

This section covers more detailed statistics on low-income households. Low-income households were defined on the basis of the US Bureau of Census poverty thresholds. These poverty thresholds vary according to the age and composition of the household. In this analysis, only the household composition was taken into account. In other words, the poverty threshold was the same for 2 adult households regardless of the age of the householder. No attempt was made to adjust the poverty thresholds for differences in costs of living among Colorado's regions. The 2001 poverty thresholds, the latest available, were adjusted for inflation between mid-2001 and January 1, 2003. Then the number of households falling below the poverty threshold, those falling below 150 of the threshold and those below 200 percent were calculated. The poverty thresholds were for different household types were: 1 adult and no children-\$9,071; 2 adults and no children-\$11,709; 1 adult with children-\$14,780; and 2 adults with children- \$18,603.

Charts 7 and 8 below summarize the results of this analysis for different types of households. In these charts households with children include all age groups while those without children are broken down by age. The reason for this is the likelihood that households with children face similar economic burdens regardless of age. The youngest and oldest of the childless households are, in many cases, not in the labor force and confront a different set of problems than working age people. Greater detail is shown in the Appendix tables. The charts also classify households by tenure, except for the youngest households without children. Chart 7 shows the number of households in various categories. The majority of the poverty households, some 57 percent, have children. There are more poverty households with 2 adults than there are poor single-parent households. More than 70 percent of poverty households rent their dwellings.

Chart 7

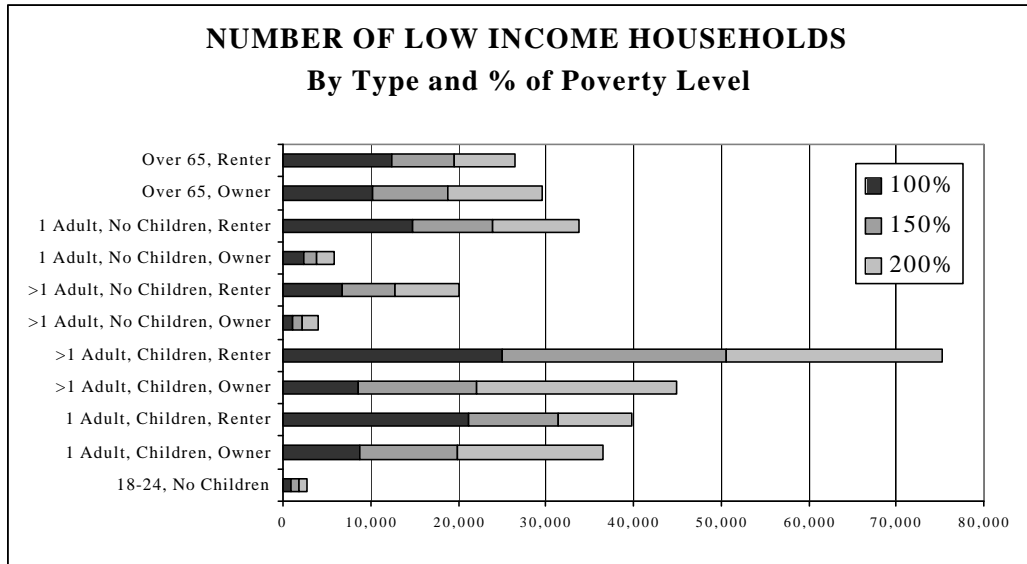
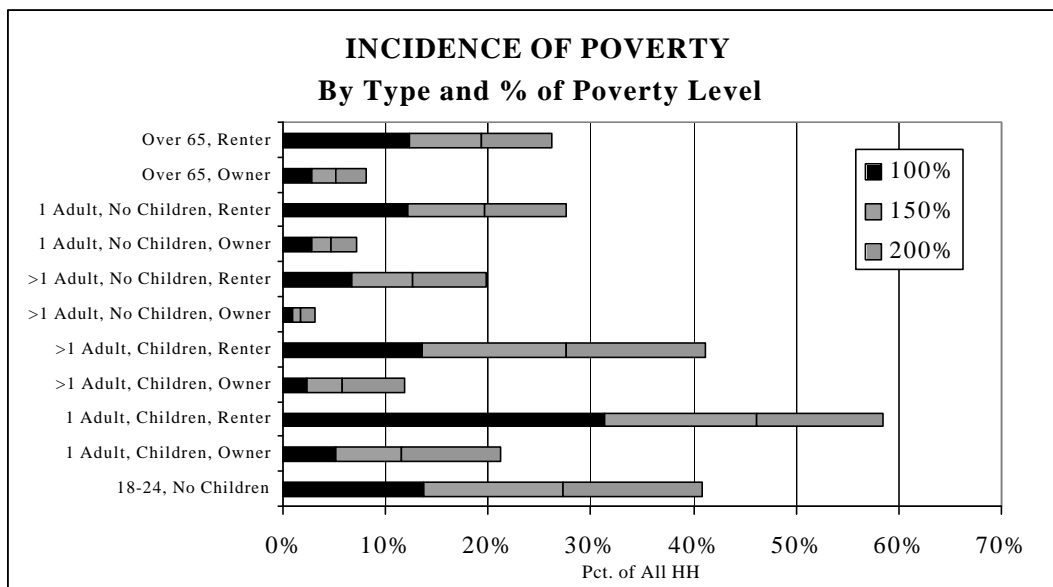


Chart 8 shows the incidence of poverty by household type, that is the proportion of all households of that type with incomes below the thresholds. Not surprisingly, the highest incidence is among single-parent renters, where more than 30 percent are below the Census poverty threshold and almost 60 percent are below twice the Census threshold. Two-parent renter households also include a large proportion of poverty households. The childless households under 25 also have a high incidence of poverty, but many of these are students or new entrants into the labor force. Regardless of the household type, renters have a higher incidence of poverty than do owners.

Chart 8



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Estimates of Households by Income for Colorado and its Regions
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Colorado Planning and Management Regions

<u>Region</u>	<u>Description</u>	<u>Counties</u>
Region 1	Northeastern Colorado	Logan, Morgan, Phillips, Sedgwick, Washington, Yuma
Region 2	Larimer-Weld	Larimer, Weld
Region 3	Metro Denver	Adams, Arapahoe, Boulder, Clear Creek, Gilpin, Denver, Douglas Jefferson
Region 4	Pikes Peak (Colorado Springs)	El Paso, Park, Teller
Region 5	East Central Colorado	Cheyenne, Elbert, Kit Carson, Lincoln
Region 6	Lower Arkansas Valley	Baca, Bent, Crowley, Kiowa Otero, Prowers
Region 7	Pueblo	Pueblo
Region 8	San Luis Valley	Alamosa, Conejos, Costilla, Mineral, Rio Grande, Saguache
Region 9	San Juan Region (SW Colorado)	Archuleta, Dolores, La Plata, Montezuma, San Juan
Region 10	West Central Colorado	Delta, Gunnison, Hinsdale, Montrose, Ouray, San Miguel
Region 11	Plateau Region (NW Colorado)	Garfield, Mesa, Moffat, Rio Blanco, Routt
Region 12	Northern Mountains	Eagle, Grand, Jackson, Pitkin, Summit
Region 13	Upper Arkansas Valley	Chaffee, Custer, Fremont, Lake
Region 14	Huerfano-Las Animas	Huerfano, Las Animas

Estimates of Households by Income for Colorado and its Regions
August 2002

**NUMBER OF HOUSEHOLDS BY INCOME GROUP
STATE
(January 1,2003)**

Household Income		All	> 1 Adult	> 1 Adult	1 Adult	1 Adult
From	To	<u>Households</u>	<u>with Children</u>	<u>No Children</u>	<u>with Children</u>	<u>No Children</u>
\$0	\$5,000		3,759	6,100	8,331	26,129
\$5,000	\$10,000	56,205	4,073	9,013	8,583	34,536
\$10,000	\$15,000	77,974	7,949	15,401	7,593	47,030
\$15,000	\$20,000	85,834	11,413	24,217	8,666	41,538
\$20,000	\$25,000	88,099	15,171	29,124	7,305	36,500
\$25,000	\$30,000	94,804	17,721	33,992	7,256	35,835
\$30,000	\$35,000	98,887	21,164	36,157	6,523	35,043
\$35,000	\$40,000	93,080	21,121	35,573	5,417	30,969
\$40,000	\$45,000	91,298	22,569	36,810	4,522	27,396
\$45,000	\$50,000	88,130	22,824	36,677	4,783	23,846
\$50,000	\$60,000	156,650	45,386	66,630	7,102	37,533
\$60,000	\$75,000	204,525	70,681	87,737	5,955	40,152
\$75,000	\$100,000	234,462	94,528	109,202	3,789	26,943
\$100,000	and over	342,696	139,445	180,095	1,866	21,289
Total		1,756,963	497,804	706,728	87,691	464,740
Median Income		\$53,827	\$71,841	\$64,023	\$27,321	\$31,538

**NUMBER OF HOUSEHOLDS BY INCOME GROUP
STATE
(January 1,2003)**

Household Income		Age	Age	Age	Age	All	All
From	To	<u>18-24</u>	<u>25-44</u>	<u>45-64</u>	<u>65 & over</u>	<u>Homeowners</u>	<u>Renters</u>
\$0	\$5,000	8,197	13,888	12,193	10,040	13,125	31,193
\$5,000	\$10,000	8,755	15,074	13,769	18,607	20,097	36,108
\$10,000	\$15,000	10,378	20,012	16,698	30,887	31,989	45,985
\$15,000	\$20,000	11,238	25,197	19,877	29,522	40,616	45,218
\$20,000	\$25,000	11,519	29,797	21,123	25,660	45,016	43,083
\$25,000	\$30,000	11,771	34,433	23,816	24,784	53,199	41,605
\$30,000	\$35,000	10,174	40,442	26,621	21,650	60,301	38,586
\$35,000	\$40,000	8,737	40,604	26,096	17,643	59,976	33,105
\$40,000	\$45,000	7,110	42,325	26,439	15,424	61,902	29,395
\$45,000	\$50,000	5,900	41,974	26,646	13,610	62,531	25,599
\$50,000	\$60,000	7,541	78,101	51,297	19,712	116,211	40,440
\$60,000	\$75,000	6,793	106,395	72,404	18,934	158,601	45,924
\$75,000	\$100,000	3,634	122,583	92,046	16,199	191,551	42,911
\$100,000	and over	2,273	153,327	168,320	18,775	289,884	52,812
Total		114,020	764,153	597,344	281,447	1,204,999	551,964
Median Income		\$27,937	\$60,106	\$67,033	\$30,296	\$63,537	\$34,254

Estimates of Households by Income for Colorado and its Regions
August 2002

**NUMBER OF HOUSEHOLDS BY INCOME GROUP
REGIONS
(January 1,2003)**

Household Income		<u>Region 1</u>	<u>Region 2</u>	<u>Region 3</u>	<u>Region 4</u>	<u>Region 5</u>	<u>Region 6</u>	<u>Region 7</u>
<u>From</u>	<u>To</u>							
\$0	\$5,000	1,096	4,145	22,290	4,831	370	1,110	2,473
\$5,000	\$10,000	1,628	5,966	26,984	5,997	454	1,532	3,240
\$10,000	\$15,000	1,930	8,892	36,913	8,436	671	1,976	4,216
\$15,000	\$20,000	2,683	9,603	39,320	10,333	879	2,169	5,101
\$20,000	\$25,000	2,078	9,324	43,295	11,568	786	1,629	4,105
\$25,000	\$30,000	2,005	9,428	47,952	12,101	680	1,552	4,641
\$30,000	\$35,000	2,437	9,538	51,706	12,591	829	1,853	4,027
\$35,000	\$40,000	2,151	10,176	46,792	13,950	900	1,386	3,125
\$40,000	\$45,000	2,115	9,502	46,662	13,420	831	1,420	3,137
\$45,000	\$50,000	1,271	8,815	47,873	12,203	804	914	3,311
\$50,000	\$60,000	2,359	16,231	88,379	19,979	985	1,318	5,353
\$60,000	\$75,000	2,986	21,006	116,689	28,373	1,814	1,828	4,870
\$75,000	\$100,000	1,912	25,367	139,910	32,506	2,560	1,060	4,938
\$100,000	and over	1,612	28,666	238,360	37,057	2,126	906	4,053
Total		28,263	176,659	993,126	223,348	14,688	20,654	56,588
Median Income		\$35,674	\$51,811	\$59,883	\$53,156	\$51,441	\$31,021	\$35,782

**NUMBER OF HOUSEHOLDS BY INCOME GROUP
REGIONS
(January 1,2003)**

Household Income		<u>Region 8</u>	<u>Region 9</u>	<u>Region 10</u>	<u>Region 11</u>	<u>Region 12</u>	<u>Region 13</u>	<u>Region 14</u>
<u>From</u>	<u>To</u>							
\$0	\$5,000	1,034	1,235	1,066	2,227	630	1,105	706
\$5,000	\$10,000	1,412	1,687	1,641	2,989	572	1,251	852
\$10,000	\$15,000	1,654	2,021	2,427	4,937	1,062	1,764	1,074
\$15,000	\$20,000	1,617	2,617	2,484	5,033	1,024	1,943	1,027
\$20,000	\$25,000	1,349	2,319	2,532	5,084	1,326	1,931	772
\$25,000	\$30,000	1,391	2,407	2,586	5,577	1,667	2,010	806
\$30,000	\$35,000	1,352	2,214	2,473	5,303	1,712	2,121	733
\$35,000	\$40,000	1,119	2,286	2,022	5,415	1,734	1,571	453
\$40,000	\$45,000	1,094	1,924	2,027	5,091	1,848	1,628	599
\$45,000	\$50,000	802	1,470	1,923	4,395	2,027	1,720	605
\$50,000	\$60,000	1,249	2,969	3,717	7,475	3,770	2,125	741
\$60,000	\$75,000	1,457	3,523	3,553	9,415	5,093	3,035	882
\$75,000	\$100,000	823	2,943	3,446	9,460	6,747	2,287	503
\$100,000	and over	1,025	3,330	3,466	8,484	11,264	1,845	500
Total		17,379	32,945	35,362	80,885	40,477	26,336	10,253
Median Income		\$30,855	\$39,312	\$41,118	\$43,781	\$68,454	\$38,290	\$29,314

Estimates of Households by Income for Colorado and its Regions
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NUMBER OF HOUSEHOLDS BY INCOME GROUP
STATE
(All Households)

Household Income		90	95	99	2000	2001	2002	2003
From	To							
-	5,000	67,099	53,631	46,679	45,484	44,377	44,567	44,069
5,000	10,000	107,118	86,123	65,344	61,374	58,107	57,699	54,711
10,000	15,000	116,384	106,745	80,663	78,942	77,894	78,505	77,443
15,000	20,000	118,603	106,076	93,257	86,147	85,133	87,642	84,026
20,000	25,000	120,070	108,850	88,541	85,627	86,413	88,262	87,936
25,000	30,000	109,805	110,478	103,544	96,433	94,784	96,493	93,114
30,000	35,000	105,330	102,132	100,774	96,925	97,212	99,992	97,783
35,000	40,000	89,960	97,562	96,359	91,628	90,912	93,193	92,967
40,000	45,000	82,272	92,310	92,582	89,334	90,693	92,751	89,845
45,000	50,000	67,368	82,006	86,758	85,195	85,528	88,192	88,068
50,000	60,000	103,284	137,655	153,926	154,220	153,774	157,474	155,826
60,000	75,000	91,408	149,012	190,233	191,580	197,303	202,167	206,884
75,000	100,000	61,450	122,117	193,212	215,059	224,344	229,399	239,526
100,000	999,999	48,579	113,816	231,300	289,314	317,031	323,634	361,758
Total		1,288,731	1,468,512	1,623,172	1,667,261	1,703,505	1,739,971	1,773,954
Median Income		\$ 30,251	\$ 38,086	\$47,527	\$51,073	\$52,647	\$52,711	\$54,942

NUMBER OF HOUSEHOLDS BY INCOME GROUP
STATE
(More than One Adult with Children)

Household Income		90	95	99	2000	2001	2002	2003
From	To							
-	5,000	6,115	4,754	4,010	3,802	3,743	3,800	3,719
5,000	10,000	11,668	7,998	5,265	4,752	4,264	4,270	3,876
10,000	15,000	21,718	15,461	8,165	7,944	7,897	8,025	7,874
15,000	20,000	26,642	19,918	15,034	12,476	11,796	12,165	10,660
20,000	25,000	31,223	24,139	16,328	15,002	14,962	15,208	15,133
25,000	30,000	31,276	27,681	21,106	18,485	17,923	18,330	17,113
30,000	35,000	36,308	27,456	23,174	21,100	21,251	21,932	20,396
35,000	40,000	33,299	29,457	24,181	21,840	20,536	21,174	21,068
40,000	45,000	34,230	31,625	24,449	22,770	22,873	23,370	21,769
45,000	50,000	28,068	28,631	24,127	22,433	22,456	23,182	22,466
50,000	60,000	44,928	56,393	52,717	47,650	45,743	46,882	43,889
60,000	75,000	37,292	61,314	73,313	68,856	69,428	71,099	70,264
75,000	100,000	25,296	49,675	79,629	88,529	91,433	93,337	95,719
100,000	999,999	20,116	45,677	93,448	118,081	129,673	131,929	146,962
Total		388,178	430,179	464,946	473,720	483,977	494,702	500,906
Median Income		\$ 39,375	\$ 49,645	\$ 62,847	\$ 68,410	\$ 70,488	\$ 70,341	\$ 73,341

Estimates of Households by Income for Colorado and its Regions
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STATE
(More than One Adult with no Children)

Household Income		90	95	99	2000	2001	2002	2003
<u>From</u>	<u>To</u>							
-	5,000	8,977	7,492	6,503	6,251	6,044	6,088	6,112
5,000	10,000	20,075	15,503	11,194	10,256	9,525	9,382	8,644
10,000	15,000	34,401	24,899	17,089	15,961	15,407	15,516	15,286
15,000	20,000	39,004	33,252	28,669	26,756	25,200	25,065	23,369
20,000	25,000	44,524	37,131	30,993	29,382	29,096	29,358	28,889
25,000	30,000	42,988	41,879	37,133	34,946	34,235	34,603	33,380
30,000	35,000	41,537	40,648	38,115	35,663	35,468	36,594	35,719
35,000	40,000	37,147	39,957	37,576	35,912	35,348	35,925	35,221
40,000	45,000	34,814	37,881	38,708	36,689	36,816	37,656	35,964
45,000	50,000	31,543	35,411	36,910	35,671	35,386	36,531	36,823
50,000	60,000	48,580	61,186	63,845	65,029	65,315	66,944	66,316
60,000	75,000	47,048	72,361	83,747	82,002	83,776	86,184	89,290
75,000	100,000	32,884	63,773	93,943	101,700	105,203	107,815	110,589
100,000	999,999	25,378	61,389	123,835	152,493	166,315	170,127	190,064
Total		488,900	572,761	648,259	668,710	683,134	697,790	715,666
Median Income		\$ 36,742	\$ 46,093	\$ 56,460	\$ 60,337	\$ 62,458	\$ 62,651	\$ 65,394

NUMBER OF HOUSEHOLDS BY INCOME GROUP
STATE
(One Adult with Children)

Household Income		90	95	99	2000	2001	2002	2003
<u>From</u>	<u>To</u>							
-	5,000	14,392	9,973	8,803	8,608	8,396	8,412	8,249
5,000	10,000	11,809	11,092	8,991	8,683	8,650	8,755	8,412
10,000	15,000	10,443	11,634	7,666	7,413	7,391	7,584	7,603
15,000	20,000	8,661	9,073	9,070	8,421	8,535	8,909	8,423
20,000	25,000	6,706	7,524	7,318	7,096	7,083	7,249	7,360
25,000	30,000	5,903	6,224	7,002	6,923	7,103	7,270	7,241
30,000	35,000	4,182	4,887	6,072	6,431	6,473	6,599	6,448
35,000	40,000	2,387	4,718	4,998	4,935	5,134	5,295	5,540
40,000	45,000	1,845	3,589	4,846	4,521	4,401	4,478	4,567
45,000	50,000	1,048	2,066	4,175	4,592	4,795	4,881	4,684
50,000	60,000	818	2,959	5,241	6,357	6,772	6,866	7,338
60,000	75,000	562	1,553	4,266	5,167	5,636	5,732	6,177
75,000	100,000	326	724	1,944	2,859	3,327	3,424	4,155
100,000	999,999	192	520	1,164	1,513	1,711	1,742	1,990
Total		69,276	76,537	81,556	83,519	85,406	87,195	88,187
Median Income		\$ 14,039	\$ 18,069	\$ 24,269	\$ 26,111	\$ 26,864	\$ 26,849	\$ 27,794

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NUMBER OF HOUSEHOLDS BY INCOME GROUP
STATE
(One Adult with no Children)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	37,615	31,412	27,363	26,823	26,194	26,268	25,990
5,000	10,000	63,567	51,530	39,895	37,683	35,669	35,292	33,779
10,000	15,000	49,822	54,750	47,743	47,624	47,199	47,380	46,680
15,000	20,000	44,296	43,834	40,484	38,494	39,602	41,503	41,574
20,000	25,000	37,617	40,055	33,902	34,147	35,271	36,446	36,554
25,000	30,000	29,638	34,694	38,303	36,078	35,523	36,290	35,380
30,000	35,000	23,303	29,141	33,412	33,732	34,020	34,867	35,220
35,000	40,000	17,126	23,429	29,605	28,941	29,893	30,800	31,138
40,000	45,000	11,382	19,216	24,579	25,354	26,604	27,247	27,545
45,000	50,000	6,710	15,897	21,545	22,498	22,891	23,598	24,094
50,000	60,000	8,959	17,117	32,123	35,184	35,945	36,782	38,283
60,000	75,000	6,506	13,784	28,907	35,555	38,463	39,152	41,152
75,000	100,000	2,944	7,944	17,696	21,971	24,381	24,823	29,063
100,000	999,999	2,894	6,231	12,853	17,227	19,332	19,836	22,743
Total		342,377	389,035	428,410	441,312	450,987	460,284	469,196
Median Income		\$ 17,278	\$ 21,622	\$ 28,240	\$ 29,973	\$ 30,887	\$ 30,998	\$ 32,079

NUMBER OF HOUSEHOLDS BY INCOME GROUP
STATE
(Age 18 to 24)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	11,462	10,115	8,542	8,275	8,142	8,255	8,138
5,000	10,000	13,449	12,945	9,591	8,902	8,741	8,949	8,560
10,000	15,000	13,936	13,619	10,681	10,263	10,185	10,413	10,343
15,000	20,000	11,443	13,104	11,931	11,254	11,057	11,337	11,139
20,000	25,000	8,195	10,825	11,697	11,414	11,362	11,605	11,434
25,000	30,000	5,122	8,327	10,876	11,085	11,420	11,693	11,850
30,000	35,000	3,615	5,945	9,200	9,775	9,879	10,081	10,267
35,000	40,000	2,384	4,166	7,498	7,951	8,321	8,553	8,920
40,000	45,000	1,323	3,034	5,514	6,624	6,833	6,937	7,283
45,000	50,000	818	2,288	4,426	5,035	5,520	5,653	6,148
50,000	60,000	996	1,959	5,461	6,691	7,087	7,230	7,852
60,000	75,000	401	1,693	3,892	5,538	6,331	6,414	7,171
75,000	100,000	188	627	2,395	3,010	3,238	3,305	3,963
100,000	999,999	205	427	1,084	1,741	2,028	2,063	2,483
Total		73,537	89,075	102,788	107,559	110,145	112,489	115,551
Median Income		\$ 14,254	\$ 17,999	\$ 24,552	\$ 26,656	\$ 27,445	\$ 27,431	\$ 28,444

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NUMBER OF HOUSEHOLDS BY INCOME GROUP
STATE
(Age 25 to 44)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	25,715	18,496	14,931	14,252	13,982	14,112	13,665
5,000	10,000	33,744	25,998	17,492	15,860	15,395	15,659	14,490
10,000	15,000	46,460	36,552	21,061	19,976	19,809	20,258	19,765
15,000	20,000	57,031	41,433	31,000	26,365	25,647	26,604	23,790
20,000	25,000	64,412	49,178	32,017	29,412	29,582	30,288	29,306
25,000	30,000	60,356	54,463	42,560	36,758	34,976	35,739	33,126
30,000	35,000	61,652	52,762	44,915	41,038	40,595	41,534	39,350
35,000	40,000	52,191	51,253	46,787	41,848	40,119	41,220	39,989
40,000	45,000	49,281	51,301	44,950	42,292	42,521	43,487	41,162
45,000	50,000	39,842	43,696	43,457	41,475	41,709	42,904	41,044
50,000	60,000	59,316	78,058	82,529	78,885	77,911	79,620	76,582
60,000	75,000	48,291	79,939	102,174	102,040	104,483	106,567	106,223
75,000	100,000	29,854	60,175	100,447	112,697	117,852	120,202	124,965
100,000	999,999	21,302	48,010	101,149	129,887	143,479	145,712	160,943
Total		649,447	691,313	725,470	732,784	748,061	763,905	764,400
Median Income		\$ 33,001	\$ 41,513	\$ 52,855	\$ 57,241	\$ 58,945	\$ 58,810	\$ 61,402

NUMBER OF HOUSEHOLDS BY INCOME GROUP
STATE
(Age 45 to 64)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	15,517	13,188	12,512	12,394	12,060	12,109	12,277
5,000	10,000	19,023	18,137	14,873	14,404	13,860	13,913	13,626
10,000	15,000	23,766	22,160	16,714	16,540	16,442	16,646	16,750
15,000	20,000	24,591	23,236	21,878	20,223	19,749	20,287	19,467
20,000	25,000	26,666	25,287	21,239	20,766	20,570	20,801	21,445
25,000	30,000	27,657	27,919	26,237	24,178	23,606	24,091	23,540
30,000	35,000	27,241	27,401	27,392	26,214	26,177	26,908	26,334
35,000	40,000	26,274	28,392	26,054	25,815	25,826	26,351	25,841
40,000	45,000	24,787	27,077	28,369	25,850	26,062	26,768	26,109
45,000	50,000	21,321	27,990	27,363	26,712	25,671	26,245	27,047
50,000	60,000	35,527	45,791	51,211	51,952	50,419	51,511	51,082
60,000	75,000	35,281	56,072	68,998	67,354	69,005	70,721	74,086
75,000	100,000	27,103	52,727	77,750	86,028	88,562	90,355	93,736
100,000	999,999	23,170	57,036	116,059	142,353	154,706	158,178	178,463
Total		357,925	452,412	536,649	560,784	572,719	584,884	609,803
Median Income		\$ 37,760	\$ 47,395	\$ 58,923	\$ 63,417	\$ 65,633	\$ 65,687	\$ 68,379

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NUMBER OF HOUSEHOLDS BY INCOME GROUP
STATE
(Age 65 and Over)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	14,404	11,833	10,694	10,563	10,192	10,091	9,989
5,000	10,000	40,903	29,042	23,389	22,208	20,111	19,178	18,035
10,000	15,000	32,222	34,414	32,207	32,163	31,458	31,188	30,585
15,000	20,000	25,537	28,303	28,449	28,306	28,679	29,415	29,629
20,000	25,000	20,797	23,560	23,587	24,036	24,898	25,568	25,751
25,000	30,000	16,670	19,769	23,870	24,412	24,781	24,970	24,598
30,000	35,000	12,822	16,024	19,267	19,898	20,560	21,469	21,831
35,000	40,000	9,111	13,752	16,020	16,015	16,645	17,069	18,217
40,000	45,000	6,881	10,898	13,749	14,568	15,277	15,558	15,290
45,000	50,000	5,387	8,032	11,511	11,972	12,627	13,391	13,829
50,000	60,000	7,445	11,847	14,725	16,691	18,357	19,113	20,311
60,000	75,000	7,434	11,309	15,168	16,648	17,484	18,465	19,403
75,000	100,000	4,306	8,588	12,620	13,323	14,692	15,537	16,861
100,000	999,999	3,902	8,343	13,008	15,333	16,818	17,682	19,869
Total		207,822	235,713	258,265	266,134	272,580	278,694	284,199
Median Income		\$ 18,207	\$ 23,027	\$ 27,264	\$ 28,235	\$ 29,227	\$ 29,787	\$ 30,804

Estimates of Households by Income for Colorado and its Regions
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NUMBER OF HOUSEHOLDS BY INCOME GROUP
REGION 1
(All Households)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	1,617	1,222	1,107	1,087	1,097	1,104	1,088
5,000	10,000	3,067	2,253	1,770	1,697	1,681	1,680	1,576
10,000	15,000	3,173	2,853	1,932	1,911	1,962	1,978	1,881
15,000	20,000	2,770	2,418	2,693	2,654	2,726	2,766	2,600
20,000	25,000	2,697	2,566	1,952	1,905	2,044	2,080	2,077
25,000	30,000	2,196	2,530	2,101	2,070	2,058	2,078	1,933
30,000	35,000	1,995	2,423	2,240	2,366	2,474	2,537	2,336
35,000	40,000	1,522	1,531	1,985	1,983	2,130	2,147	2,154
40,000	45,000	978	1,418	1,821	2,035	2,125	2,184	2,046
45,000	50,000	731	917	1,077	1,043	906	936	1,605
50,000	60,000	1,183	1,918	2,172	2,201	2,314	2,380	2,339
60,000	75,000	722	1,293	2,558	2,816	3,020	3,073	2,900
75,000	100,000	415	899	1,504	1,568	1,556	1,612	2,211
100,000	999,999	423	570	1,338	1,436	1,437	1,476	1,749
Total		23,489	24,812	26,250	26,770	27,530	28,031	28,496
Median Income		\$ 22,071	\$ 27,159	\$ 33,505	\$ 34,357	\$ 34,440	\$ 34,592	\$ 36,757

NUMBER OF HOUSEHOLDS BY INCOME GROUP
REGION 2
(All Households)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	5,656	4,711	4,294	4,109	4,058	4,141	4,149
5,000	10,000	10,639	8,927	6,970	6,305	6,030	6,097	5,835
10,000	15,000	11,317	11,151	8,800	8,651	8,772	8,987	8,797
15,000	20,000	10,916	10,515	10,016	9,246	9,353	9,696	9,510
20,000	25,000	11,430	10,747	9,085	8,780	8,966	9,265	9,382
25,000	30,000	9,790	11,045	9,679	9,099	9,219	9,549	9,308
30,000	35,000	9,573	9,078	9,624	9,041	9,223	9,503	9,573
35,000	40,000	8,229	9,034	9,717	9,624	9,947	10,401	9,952
40,000	45,000	7,973	9,214	8,789	8,721	8,890	9,285	9,719
45,000	50,000	6,306	8,313	8,759	8,611	8,693	8,994	8,636
50,000	60,000	9,943	12,696	15,727	15,159	15,689	16,222	16,239
60,000	75,000	8,153	15,265	18,881	19,042	19,529	20,239	21,773
75,000	100,000	5,005	11,000	18,794	23,036	24,372	25,334	25,400
100,000	999,999	3,422	8,530	19,246	23,769	25,877	26,423	30,910
Total		118,352	140,225	158,380	163,192	168,616	174,136	179,182
Median Income		\$ 29,708	\$ 37,180	\$ 46,266	\$ 49,657	\$ 50,739	\$ 50,709	\$ 52,913

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NUMBER OF HOUSEHOLDS BY INCOME GROUP
REGION 3
(All Households)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	35,411	28,146	23,851	23,210	22,501	22,456	22,124
5,000	10,000	53,373	43,443	32,044	29,981	28,161	27,740	26,227
10,000	15,000	58,943	53,150	38,635	37,761	36,947	37,091	36,736
15,000	20,000	62,782	53,671	44,574	40,053	39,214	40,179	38,461
20,000	25,000	64,494	55,658	44,193	43,024	42,749	43,478	43,113
25,000	30,000	61,813	58,766	55,552	49,957	48,394	48,726	47,178
30,000	35,000	60,237	55,313	54,179	52,069	51,340	52,305	51,107
35,000	40,000	53,265	55,878	50,543	46,259	45,536	46,435	47,150
40,000	45,000	48,473	51,214	51,349	47,669	47,583	48,146	45,177
45,000	50,000	41,716	47,395	49,727	47,851	47,374	48,479	47,267
50,000	60,000	66,002	81,229	86,745	87,913	87,592	88,928	87,830
60,000	75,000	60,879	93,513	114,555	112,581	114,101	116,283	117,096
75,000	100,000	42,987	80,884	122,007	131,386	135,433	138,129	141,692
100,000	999,999	34,489	79,920	158,834	202,714	221,985	227,088	249,632
Total		744,861	838,180	926,787	952,430	968,909	985,463	1,000,788
Median Income		\$ 32,956	\$ 41,471	\$ 52,161	\$ 56,641	\$ 58,523	\$ 58,737	\$ 61,028

NUMBER OF HOUSEHOLDS BY INCOME GROUP
REGION 4
(All Households)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	6,218	5,250	5,078	4,921	4,819	4,862	4,801
5,000	10,000	9,848	8,296	6,911	6,477	6,181	6,194	5,801
10,000	15,000	13,363	11,767	8,900	8,538	8,357	8,479	8,394
15,000	20,000	14,792	13,597	11,785	10,690	10,379	10,722	9,945
20,000	25,000	15,924	14,266	12,114	11,159	11,310	11,665	11,472
25,000	30,000	13,654	15,442	12,850	12,346	12,043	12,466	11,736
30,000	35,000	14,172	13,500	13,470	12,405	12,511	12,835	12,348
35,000	40,000	11,409	12,562	14,027	13,981	13,796	14,241	13,660
40,000	45,000	10,870	14,002	12,362	12,460	12,922	13,394	13,447
45,000	50,000	8,667	10,711	11,024	11,087	11,572	11,948	12,458
50,000	60,000	12,643	18,923	21,547	21,162	19,694	20,440	19,517
60,000	75,000	11,226	18,967	24,406	25,158	27,124	27,895	28,851
75,000	100,000	7,188	14,749	24,758	28,839	30,644	31,519	33,494
100,000	999,999	4,883	12,591	25,009	30,173	33,740	34,122	39,993
Total		154,857	184,621	204,240	209,396	215,092	220,780	225,915
Median Income		\$ 31,281	\$ 39,057	\$ 47,097	\$ 50,299	\$ 51,857	\$ 51,754	\$ 54,558

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NUMBER OF HOUSEHOLDS BY INCOME GROUP
REGION 5
(All Households)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	498	502	372	355	350	367	372
5,000	10,000	810	783	491	443	433	454	454
10,000	15,000	1,026	1,047	662	623	631	673	669
15,000	20,000	980	946	883	809	800	873	885
20,000	25,000	882	1,103	683	695	746	780	791
25,000	30,000	780	1,010	733	636	593	653	708
30,000	35,000	735	996	855	725	721	827	830
35,000	40,000	625	634	795	861	880	899	902
40,000	45,000	604	669	778	707	766	822	841
45,000	50,000	519	545	602	774	783	758	849
50,000	60,000	532	1,418	1,094	893	876	994	977
60,000	75,000	451	710	1,782	1,653	1,680	1,780	1,848
75,000	100,000	283	691	1,629	2,449	2,529	2,499	2,621
100,000	999,999	274	479	1,860	2,036	2,068	2,044	2,209
Total		8,998	11,532	13,218	13,660	13,858	14,423	14,954
Median Income		\$ 26,947	\$ 31,882	\$ 47,968	\$ 52,258	\$ 52,560	\$ 51,064	\$ 51,818

NUMBER OF HOUSEHOLDS BY INCOME GROUP
REGION 6
(All Households)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	1,692	1,233	1,147	1,145	1,132	1,125	1,095
5,000	10,000	3,108	2,210	1,709	1,697	1,627	1,587	1,478
10,000	15,000	2,707	2,759	1,948	1,987	2,053	2,042	1,910
15,000	20,000	2,196	2,073	2,150	2,210	2,234	2,224	2,115
20,000	25,000	1,945	2,047	1,538	1,508	1,550	1,578	1,679
25,000	30,000	1,672	1,774	1,649	1,639	1,708	1,648	1,456
30,000	35,000	1,418	1,752	1,595	1,823	1,918	1,978	1,728
35,000	40,000	975	1,010	1,294	1,347	1,439	1,375	1,397
40,000	45,000	849	910	1,166	1,352	1,380	1,504	1,337
45,000	50,000	567	641	1,009	810	623	640	1,187
50,000	60,000	686	1,380	1,267	1,266	1,306	1,357	1,279
60,000	75,000	564	679	1,624	1,752	1,871	1,868	1,789
75,000	100,000	253	600	927	834	748	812	1,308
100,000	999,999	341	421	813	827	786	830	981
Total		18,973	19,489	19,836	20,195	20,374	20,569	20,738
Median Income		\$ 19,509	\$ 23,590	\$ 29,324	\$ 29,735	\$ 29,658	\$ 30,202	\$ 31,841

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NUMBER OF HOUSEHOLDS BY INCOME GROUP
REGION 7
(All Households)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	4,860	3,294	2,655	2,593	2,505	2,491	2,454
5,000	10,000	6,657	5,022	3,744	3,620	3,386	3,312	3,169
10,000	15,000	5,492	5,724	4,479	4,388	4,327	4,266	4,166
15,000	20,000	5,508	4,869	4,875	4,933	4,985	5,206	4,995
20,000	25,000	4,812	5,026	4,174	4,101	4,143	4,199	4,011
25,000	30,000	4,348	3,993	4,609	4,598	4,633	4,697	4,585
30,000	35,000	3,471	3,419	3,652	3,817	3,897	3,958	4,096
35,000	40,000	2,764	3,702	3,108	3,081	3,009	3,074	3,175
40,000	45,000	2,333	2,423	3,336	3,175	3,228	3,316	2,957
45,000	50,000	1,568	2,957	2,675	3,020	3,280	3,325	3,296
50,000	60,000	2,256	2,801	5,266	5,215	5,243	5,405	5,301
60,000	75,000	1,667	3,176	3,725	4,076	4,323	4,417	5,323
75,000	100,000	882	1,984	3,829	4,252	4,576	4,700	5,175
100,000	999,999	606	1,343	3,080	3,445	3,686	3,777	4,329
Total		47,223	49,735	53,207	54,315	55,220	56,144	57,033
Median Income		\$ 21,137	\$ 26,167	\$ 32,832	\$ 33,831	\$ 34,660	\$ 34,928	\$ 36,637

NUMBER OF HOUSEHOLDS BY INCOME GROUP
REGION 8
(All Households)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	1,306	941	1,088	1,057	1,038	1,040	1,028
5,000	10,000	2,226	1,573	1,643	1,558	1,468	1,446	1,378
10,000	15,000	2,197	1,943	1,736	1,669	1,649	1,660	1,649
15,000	20,000	1,779	1,733	1,584	1,607	1,617	1,642	1,592
20,000	25,000	1,501	1,487	1,280	1,262	1,298	1,325	1,373
25,000	30,000	1,272	1,335	1,435	1,431	1,422	1,431	1,352
30,000	35,000	825	1,182	1,200	1,247	1,300	1,344	1,360
35,000	40,000	713	919	1,121	1,144	1,098	1,124	1,114
40,000	45,000	583	670	882	944	1,051	1,086	1,103
45,000	50,000	376	610	589	666	730	749	855
50,000	60,000	547	987	1,212	1,195	1,207	1,235	1,263
60,000	75,000	423	693	1,070	1,249	1,360	1,408	1,506
75,000	100,000	275	670	716	765	772	790	856
100,000	999,999	217	430	759	848	925	954	1,096
Total		14,239	15,172	16,316	16,641	16,933	17,234	17,524
Median Income		\$ 18,909	\$ 24,699	\$ 27,882	\$ 29,081	\$ 29,914	\$ 30,274	\$ 31,436

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NUMBER OF HOUSEHOLDS BY INCOME GROUP
REGION 9
(All Households)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	1,519	1,291	1,225	1,211	1,207	1,237	1,233
5,000	10,000	2,209	2,001	1,788	1,858	1,686	1,696	1,678
10,000	15,000	2,511	2,406	2,077	2,122	2,035	2,028	2,014
15,000	20,000	2,428	2,300	2,418	2,526	2,484	2,588	2,646
20,000	25,000	2,080	2,417	2,084	1,946	2,229	2,275	2,363
25,000	30,000	2,088	2,051	2,279	2,305	2,360	2,436	2,378
30,000	35,000	1,815	2,226	1,971	2,013	1,955	2,199	2,230
35,000	40,000	1,493	1,441	2,170	2,307	2,245	2,272	2,299
40,000	45,000	1,473	1,599	1,380	1,345	1,750	1,849	1,999
45,000	50,000	836	1,439	1,557	1,419	1,379	1,549	1,391
50,000	60,000	1,285	2,537	2,733	3,063	2,873	2,947	2,991
60,000	75,000	848	1,753	2,617	2,975	3,299	3,288	3,758
75,000	100,000	555	1,474	2,437	2,425	2,758	2,852	3,035
100,000	999,999	567	1,002	2,592	2,804	3,092	3,203	3,457
Total		21,707	25,937	29,330	30,319	31,351	32,418	33,472
Median Income		\$ 25,256	\$ 31,128	\$ 36,896	\$ 37,555	\$ 38,829	\$ 38,853	\$ 39,771

NUMBER OF HOUSEHOLDS BY INCOME GROUP
REGION 10
(All Households)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	1,547	1,223	1,082	1,058	1,050	1,066	1,067
5,000	10,000	3,191	2,568	2,004	1,832	1,677	1,680	1,602
10,000	15,000	3,242	2,966	2,445	2,416	2,412	2,433	2,420
15,000	20,000	2,905	2,905	2,749	2,541	2,422	2,514	2,455
20,000	25,000	2,658	2,932	2,499	2,426	2,441	2,517	2,547
25,000	30,000	2,191	2,351	2,922	2,760	2,565	2,633	2,539
30,000	35,000	1,980	1,908	1,936	2,182	2,298	2,364	2,582
35,000	40,000	1,460	2,142	1,940	1,831	1,941	2,041	2,003
40,000	45,000	1,231	1,812	2,046	1,984	1,986	2,046	2,007
45,000	50,000	933	1,129	2,120	2,108	1,856	1,954	1,891
50,000	60,000	1,378	2,360	2,595	2,911	3,466	3,580	3,854
60,000	75,000	910	1,971	3,197	3,552	3,430	3,558	3,548
75,000	100,000	483	1,693	2,435	2,712	3,223	3,286	3,606
100,000	999,999	499	1,145	2,322	2,744	3,182	3,223	3,710
Total		24,608	29,104	32,293	33,060	33,949	34,893	35,830
Median Income		\$ 22,670	\$ 29,164	\$ 36,313	\$ 38,587	\$ 40,425	\$ 40,490	\$ 41,747

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NUMBER OF HOUSEHOLDS BY INCOME GROUP
REGION 11
(All Households)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	3,338	2,975	2,339	2,315	2,203	2,205	2,249
5,000	10,000	6,379	5,025	3,264	3,050	3,020	3,099	2,879
10,000	15,000	6,612	6,340	5,050	4,974	4,912	4,981	4,893
15,000	20,000	5,763	6,161	5,242	4,933	4,951	5,154	4,913
20,000	25,000	6,128	5,392	4,847	4,841	4,971	5,112	5,056
25,000	30,000	5,280	5,526	5,168	5,259	5,416	5,617	5,537
30,000	35,000	4,907	5,389	5,700	5,092	5,208	5,544	5,062
35,000	40,000	4,043	4,527	5,544	5,478	5,279	5,487	5,343
40,000	45,000	3,722	4,253	4,397	4,667	4,865	4,955	5,227
45,000	50,000	2,950	3,774	4,011	3,872	4,225	4,462	4,327
50,000	60,000	3,493	5,881	6,958	7,152	7,189	7,370	7,580
60,000	75,000	2,734	5,391	8,264	8,516	9,061	9,414	9,416
75,000	100,000	1,392	3,256	6,967	8,385	8,732	8,644	10,277
100,000	999,999	1,170	2,582	6,217	7,252	7,754	7,808	9,161
Total		57,913	66,475	73,967	75,785	77,786	79,851	81,920
Median Income		\$ 25,696	\$ 31,686	\$ 39,847	\$ 42,091	\$ 43,013	\$ 42,752	\$ 44,810

NUMBER OF HOUSEHOLDS BY INCOME GROUP
REGION 12
(All Households)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	796	757	675	659	639	648	613
5,000	10,000	975	910	713	643	598	591	554
10,000	15,000	1,670	1,341	1,110	1,058	1,037	1,070	1,054
15,000	20,000	2,038	1,796	1,355	1,121	1,046	1,108	941
20,000	25,000	2,176	2,069	1,496	1,324	1,293	1,334	1,318
25,000	30,000	2,202	2,159	1,833	1,681	1,632	1,733	1,602
30,000	35,000	2,146	2,398	1,845	1,588	1,668	1,734	1,689
35,000	40,000	1,811	2,166	2,077	1,811	1,667	1,764	1,704
40,000	45,000	1,829	2,243	2,006	1,975	1,880	1,955	1,740
45,000	50,000	1,311	1,842	1,869	1,852	1,918	2,058	1,995
50,000	60,000	2,147	3,306	3,827	3,655	3,631	3,765	3,776
60,000	75,000	1,785	3,676	4,712	4,812	4,899	5,132	5,054
75,000	100,000	1,169	2,638	5,093	6,013	6,387	6,551	6,942
100,000	999,999	1,348	3,259	7,489	9,236	10,321	10,422	12,106
Total		23,403	30,558	36,101	37,429	38,616	39,865	41,089
Median Income		\$ 34,298	\$ 43,755	\$ 58,025	\$ 64,197	\$ 67,040	\$ 66,349	\$ 70,560

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NUMBER OF HOUSEHOLDS BY INCOME GROUP
REGION 13
(All Households)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	1,598	1,224	1,099	1,111	1,091	1,118	1,093
5,000	10,000	3,160	2,013	1,445	1,397	1,299	1,267	1,235
10,000	15,000	2,883	2,334	1,864	1,831	1,781	1,775	1,753
15,000	20,000	2,740	2,260	1,943	1,875	1,904	1,920	1,966
20,000	25,000	2,593	2,344	1,916	1,939	1,948	1,926	1,936
25,000	30,000	2,024	1,879	1,946	1,896	1,947	2,024	1,996
30,000	35,000	1,597	1,979	1,867	1,888	2,017	2,178	2,064
35,000	40,000	1,269	1,510	1,598	1,551	1,528	1,485	1,658
40,000	45,000	1,092	1,469	1,681	1,714	1,688	1,645	1,610
45,000	50,000	734	1,301	1,329	1,572	1,606	1,713	1,727
50,000	60,000	926	1,763	2,130	1,863	1,981	2,051	2,199
60,000	75,000	866	1,436	2,205	2,634	2,800	2,989	3,081
75,000	100,000	403	1,345	1,751	1,977	2,139	2,176	2,397
100,000	999,999	283	1,171	1,344	1,599	1,711	1,778	1,912
Total		22,168	24,026	24,117	24,846	25,440	26,046	26,627
Median Income		\$ 21,355	\$ 29,893	\$ 34,942	\$ 36,571	\$ 37,399	\$ 37,747	\$ 38,834

NUMBER OF HOUSEHOLDS BY INCOME GROUP
REGION 14
(All Households)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	1,044	862	668	651	686	708	703
5,000	10,000	1,475	1,099	849	815	859	859	846
10,000	15,000	1,248	965	1,025	1,013	1,019	1,041	1,106
15,000	20,000	1,007	833	991	951	1,018	1,051	1,002
20,000	25,000	751	795	681	719	727	728	817
25,000	30,000	495	616	789	756	794	804	809
30,000	35,000	461	568	640	668	682	686	780
35,000	40,000	382	508	440	370	419	450	456
40,000	45,000	262	415	588	585	578	562	635
45,000	50,000	154	432	407	510	584	626	584
50,000	60,000	264	455	653	571	713	800	683
60,000	75,000	179	490	637	763	807	824	940
75,000	100,000	160	234	366	419	476	494	513
100,000	999,999	58	373	397	432	467	487	513
Total		7,940	8,644	9,131	9,224	9,829	10,118	10,387
Median Income		\$ 16,007	\$ 23,545	\$ 27,230	\$ 28,061	\$ 28,812	\$ 29,183	\$ 29,445

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NUMBER OF HOUSEHOLDS BY INCOME GROUP-HOME OWNERS
STATE
(All Households)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	20,450	15,862	13,772	13,403	13,058	13,160	13,090
5,000	10,000	42,233	31,497	23,834	22,433	20,934	20,645	19,550
10,000	15,000	49,073	43,391	33,219	32,440	31,950	32,230	31,747
15,000	20,000	54,620	48,592	43,208	40,474	40,094	41,353	39,879
20,000	25,000	61,984	55,218	44,627	43,213	43,795	44,968	45,063
25,000	30,000	64,590	62,540	57,395	53,581	52,907	54,129	52,268
30,000	35,000	68,611	64,077	61,080	58,378	58,800	61,062	59,539
35,000	40,000	63,091	66,096	61,743	58,539	58,175	60,005	59,946
40,000	45,000	61,772	65,940	63,483	60,170	61,168	63,014	60,791
45,000	50,000	53,046	61,685	62,095	60,147	60,246	62,629	62,434
50,000	60,000	85,199	108,815	114,904	113,734	113,432	117,036	115,385
60,000	75,000	78,662	122,692	149,522	147,758	151,904	156,928	160,275
75,000	100,000	54,893	104,746	158,743	174,762	182,309	187,815	195,287
100,000	999,999	44,256	100,006	196,431	242,946	266,341	273,837	305,931
Total		802,480	951,157	1,084,055	1,121,980	1,155,113	1,188,812	1,221,185
Median Income		\$ 38,145	\$ 46,813	\$ 56,751	\$ 60,454	\$ 62,271	\$ 62,311	\$ 64,764

NUMBER OF HOUSEHOLDS BY INCOME GROUP-RENTERS
STATE
(All Households)

Household Income		<u>90</u>	<u>95</u>	<u>99</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<u>From</u>	<u>To</u>							
-	5,000	46,649	37,770	32,907	32,080	31,319	31,407	30,979
5,000	10,000	64,886	54,626	41,511	38,941	37,173	37,054	35,162
10,000	15,000	67,311	63,354	47,444	46,501	45,944	46,275	45,695
15,000	20,000	63,984	57,485	50,049	45,673	45,039	46,290	44,147
20,000	25,000	58,086	53,632	43,914	42,414	42,619	43,294	42,873
25,000	30,000	45,214	47,938	46,149	42,851	41,877	42,364	40,846
30,000	35,000	36,719	38,055	39,694	38,547	38,412	38,929	38,244
35,000	40,000	26,869	31,466	34,616	33,089	32,736	33,189	33,020
40,000	45,000	20,500	26,370	29,099	29,164	29,525	29,737	29,054
45,000	50,000	14,322	20,320	24,662	25,048	25,282	25,564	25,634
50,000	60,000	18,085	28,839	39,022	40,486	40,342	40,438	40,441
60,000	75,000	12,745	26,320	40,711	43,822	45,398	45,239	46,609
75,000	100,000	6,557	17,371	34,469	40,297	42,036	41,584	44,239
100,000	999,999	4,324	13,810	34,869	46,368	50,690	49,797	55,826
Total		486,251	517,355	539,117	545,281	548,391	551,159	552,769
Median Income		\$ 20,025	\$ 24,237	\$ 30,955	\$ 33,136	\$ 33,934	\$ 33,711	\$ 34,796

Estimates of Households by Income for Colorado and its Regions
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LOW INCOME HOUSEHOLDS BY HOUSEHOLD TYPE-JAN. 1, 2003

	Number HH			Share HH		
	100%	150%	200%	100%	150%	200%
	pov level	pov level	pov level	pov level	pov level	pov level
18-24, No Children	950	1,885	2,821	13.8%	27.3%	40.8%
1 Adult, Children, Owner	8,799	19,961	36,555	5.1%	11.6%	21.3%
1 Adult, Children, Renter	21,278	31,371	39,786	31.3%	46.1%	58.5%
>1 Adult, Children, Owner	8,669	22,084	45,015	2.3%	5.8%	11.8%
>1 Adult, Children, Renter	24,958	50,588	75,324	13.6%	27.6%	41.2%
>1 Adult, No Children, Owner	1,127	2,242	3,978	0.9%	1.7%	3.1%
>1 Adult, No Children, Renter	6,832	12,742	20,019	6.8%	12.6%	19.8%
1 Adult, No Children, Owner	2,343	3,849	5,856	2.9%	4.7%	7.2%
1 Adult, No Children, Renter	14,866	23,995	33,731	12.2%	19.7%	27.6%
Over 65, Owner	10,211	18,740	29,679	2.8%	5.2%	8.2%
Over 65, Renter	12,449	19,560	26,541	12.3%	19.3%	26.2%

LOW INCOME HOUSEHOLDS BY HOUSEHOLD TYPE-JAN. 1, 2003

	Number HH			Share HH		
	100%	150%	200%	100%	150%	200%
	pov level	pov level	pov level	pov level	pov level	pov level
Region 1	3,615	6,592	10,222	12.8%	23.3%	36.2%
Region 2	12,998	24,902	38,021	7.4%	14.1%	21.5%
Region 3	57,334	104,245	159,697	5.8%	10.5%	16.1%
Region 4	13,840	26,367	41,326	6.2%	11.8%	18.5%
Region 5	1,154	2,184	3,472	7.9%	14.9%	23.6%
Region 6	3,558	6,241	9,100	17.2%	30.2%	44.1%
Region 7	7,480	13,782	20,381	13.2%	24.4%	36.0%
Region 8	3,316	5,530	7,656	19.1%	31.8%	44.1%
Region 9	3,784	7,024	10,462	11.5%	21.3%	31.8%
Region 10	3,519	6,912	10,449	10.0%	19.5%	29.5%
Region 11	6,736	13,509	21,114	8.3%	16.7%	26.1%
Region 12	1,436	2,718	4,431	3.5%	6.7%	10.9%
Region 13	2,942	5,303	8,099	11.2%	20.1%	30.8%
Region 14	2,033	3,207	4,276	19.8%	31.3%	41.7%

Note: 18-24, No Children includes owners and renters; 1 Adult Children & > 1 Adult children includes all age groups, 1 Adult, No children includes only ages 25-64.

Poverty levels are based on US Census poverty thresholds

1 Adult, No Children	\$9,171
2 Adults, No Children	\$11,709
1 Adult with Children	\$14,780
2 Adults with Children	\$18,603

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DIFFERENCE BETWEEN CENSUS ESTIMATES AND MODEL ESTIMATES
DIFFERENCE BETWEEN PERCENTAGE OF TOTAL HH (MODEL-CENSUS, CY 1999)

Income Range (\$000)	REGION						
	1	2	3	4	5	6	7
0-10	0.4%	0.8%	0.9%	0.0%	2.2%	-0.5%	2.8%
10-15	1.3%	0.5%	0.5%	-0.1%	0.8%	0.7%	1.1%
15-25	-0.8%	0.3%	0.1%	-0.3%	0.7%	-0.6%	0.2%
25-35	0.0%	-0.1%	-1.6%	-0.2%	1.8%	-1.8%	-0.7%
35-50	0.3%	-1.3%	-1.2%	-1.3%	1.3%	0.1%	-0.5%
50-75	-1.1%	-0.4%	-1.2%	1.0%	0.1%	0.6%	-1.3%
75-100	-0.2%	0.4%	1.1%	0.1%	-3.0%	0.6%	-0.7%
100 +	0.0%	-0.1%	1.5%	0.7%	-3.9%	0.9%	-0.8%

Income Range (\$000)	REGION							STATE TOTAL
	8	9	10	11	12	13	14	
0-10	-3.0%	0.7%	1.1%	2.5%	0.7%	-0.7%	3.0%	0.8%
10-15	-0.3%	0.4%	0.9%	0.7%	-0.3%	0.9%	-2.2%	0.4%
15-25	2.7%	0.3%	0.7%	1.2%	1.3%	-1.5%	-2.5%	0.1%
25-35	-0.5%	0.0%	-0.2%	-1.8%	0.6%	-2.5%	-3.3%	-1.1%
35-50	0.1%	0.2%	-1.0%	-0.9%	1.2%	-2.4%	0.9%	-1.1%
50-75	-0.3%	0.9%	-1.4%	0.2%	0.4%	0.2%	-0.3%	-0.6%
75-100	1.0%	0.0%	0.2%	-0.7%	-0.3%	1.3%	2.2%	0.7%
100 +	0.4%	-2.5%	-0.4%	-1.2%	-3.6%	4.7%	2.3%	0.8%

DIFFERENCE BETWEEN CENSUS ESTIMATES AND 2001 ESTIMATES
DIFFERENCE BETWEEN PERCENTAGE OF TOTAL HH (2001-CENSUS, CY 1999)

Income Range (\$000)	REGION						
	1	2	3	4	5	6	7
0-10	0.1%	0.5%	0.6%	0.1%	1.3%	-0.1%	3.5%
10-15	1.1%	0.2%	0.3%	-0.1%	0.3%	0.7%	1.1%
15-25	-1.9%	-0.5%	-0.8%	-0.4%	-0.2%	-1.5%	-2.3%
25-35	-0.6%	-0.8%	-2.3%	0.1%	-1.0%	-2.4%	-1.0%
35-50	0.8%	-1.6%	-2.1%	-0.5%	1.1%	-1.4%	-1.1%
50-75	-0.8%	-0.5%	-1.7%	0.1%	-1.2%	2.0%	-0.2%
75-100	0.7%	1.5%	1.7%	0.2%	2.0%	1.4%	0.3%
100 +	0.6%	1.2%	4.3%	0.6%	-2.3%	1.3%	-0.2%

Income Range (\$000)	REGION							STATE TOTAL
	8	9	10	11	12	13	14	
0-10	-3.1%	0.2%	0.8%	2.0%	0.5%	-0.5%	2.8%	0.6%
10-15	-0.6%	-0.5%	0.4%	0.4%	-0.4%	0.9%	0.0%	0.3%
15-25	1.5%	-1.4%	-1.1%	0.2%	0.7%	-1.1%	0.2%	-0.7%
25-35	-1.2%	-1.1%	-1.8%	-1.7%	0.7%	-3.3%	-1.1%	-1.7%
35-50	0.4%	-0.9%	-2.3%	-1.7%	0.6%	-2.0%	-3.2%	-1.7%
50-75	0.7%	4.2%	0.6%	0.5%	0.4%	-0.7%	0.3%	-0.9%
75-100	1.1%	-0.4%	2.3%	0.4%	-0.4%	2.6%	0.5%	1.3%
100 +	1.2%	-0.1%	1.1%	-0.1%	-2.2%	4.1%	0.4%	2.7%

Estimates of Households by Income for Colorado and its Regions
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COMPARISON WITH LAST YEAR'S ESTIMATES
2002 ALL HOUSEHOLDS-STATE

Household Income		2002 # HH		Pct Dist	
<u>From</u>	<u>To</u>	<u>Current</u>	<u>Last Year</u>	<u>Current</u>	<u>Last Year</u>
-	5,000	44,567	52,617	2.6%	3.0%
5,000	10,000	57,699	56,717	3.3%	3.3%
10,000	15,000	78,505	80,914	4.5%	4.7%
15,000	20,000	87,642	74,145	5.0%	4.3%
20,000	25,000	88,262	81,371	5.1%	4.7%
25,000	30,000	96,493	77,757	5.5%	4.5%
30,000	35,000	99,992	81,711	5.7%	4.7%
35,000	40,000	93,193	81,871	5.4%	4.7%
40,000	45,000	92,751	78,460	5.3%	4.5%
45,000	50,000	88,192	77,116	5.1%	4.4%
50,000	60,000	157,474	144,179	9.1%	8.3%
60,000	75,000	202,167	191,087	11.6%	11.0%
75,000	100,000	229,399	245,829	13.2%	14.1%
100,000	999,999	323,634	416,301	18.6%	23.9%
Total		1,739,971	1,740,074	100.0%	100.0%
		-			
Median Income		\$52,711	\$ 58,833		